

HAYDEN HILL FOREST

This property offers the perfect opportunity for off-grid camp building, timber investment, and secluded forest recreation, all while being a short distance from downtown Waterbury and local amenities.



*337 Town-Listed Acres
Duxbury, Washington County, Vermont*

Price: \$478,000

PROPERTY OVERVIEW

This 337-acre property is located about 10 minutes from downtown Waterbury, yet offers a secluded atmosphere for outdoor recreation and off-grid camp building. Excellent timber quality lends well to long-term investment.

Property highlights include:

- High-quality hardwood and pine timber, valued at around \$1,150/acre (based on visual forester estimate)
- Sites available for off-grid camp building
- Situated among thousands of unfragmented, privately and publicly-managed timberland acres
- VAST snowmobile trail running through the property north/south
- 10 minutes from downtown Waterbury and its associated amenities
- Access via a public Legal Trail, originating from River Road.



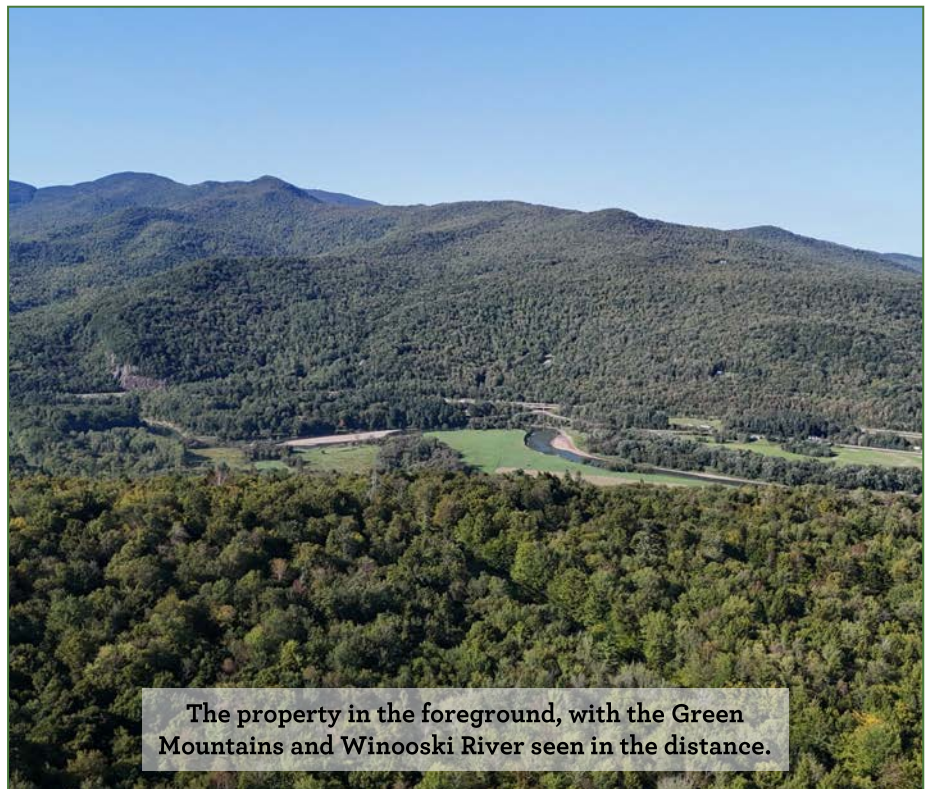
High-quality hardwood timber dominates on the property.

LOCATION

The property is located in northern Duxbury, VT, a rural town containing mainly residential properties, farms, and family-owned timberlands. Much of the town consists of the Camel's Hump State Park, a popular recreation destination for those seeking outdoor adventures. The Winooski River, which runs between the state capital of Montpelier and Burlington (Vermont's largest city) is located just to the north. The property is located squarely in the Green Mountains, originally named by French explorers, and is part of the Appalachian Mountain chain.

Waterbury, a larger city located between Montpelier and Burlington, is a short drive from the property, and contains many large-city amenities while retaining a small-town Vermont charm. Notable businesses in Waterbury include Ben & Jerry's Ice Cream, craft breweries, restaurants, and small shops.

The property is located around 10 minutes from Interstate 89, a major artery connecting Burlington, VT to locations in New Hampshire. The site is located around 20 minutes from the Bolton Valley Ski Resort, and only minutes from trailheads serving Camel's Hump State Park. Burlington is located 35 minutes north via I-89.



The property in the foreground, with the Green Mountains and Winooski River seen in the distance.

ACCESS

Access is via the Hayden Hill Trail, also known as TH#4, which originates from river Road in Duxbury. From here, the trail heads south up Hayden Hill for approximately 0.6 miles. The road here is in good condition for a legal trail, however an SUV or vehicle with greater clearance is needed to access the land. TH#4 leads to a gate, beyond which the property can be found on both sides of the unnamed LT#8. LT#8 has been recently upgraded by a neighboring landowner.

Directions - from downtown Waterbury, proceed southwest on Winooski Street to cross the bridge across the Winooski River. Turn right onto River Road and proceed about 2.4 miles, before turning left onto the Hayden Hill trail. Proceed up this road 0.6 miles to find the property on the left.

SITE DESCRIPTION

This property is generally moderately-sloping, with aspect to the north. The forest is found midslope on a large ridge, rising up to a height of land to the south.

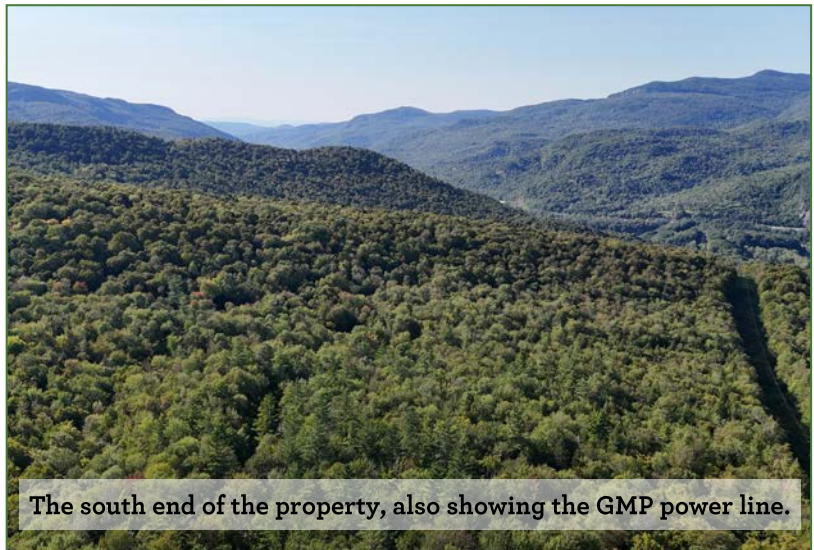
Within the property, soil conditions are generally well-drained and productive for forest growth. A VAST trail, used for snowmobiles in the winter, runs through the property north/south, connecting Waterbury to areas south such as Waitsfield and Northfield. This trail is well-maintained, and can be used year-round for hiking and ATV use as well. Importantly, it offers access to the height of land on the extreme south end, where some views are available during the fall and winter seasons.

Stone walls and evidence of previous pasturing are seen on the property, and provide evidence of a long legacy of land use dating back to early settlers. Following pasture abandonment in the 1800's, this property reverted to forestland, and is now growing mostly high-quality hardwood timber.

A Green Mountain Power transmission line runs through the northern end of the property, heading east/west.



Access is via the Hayden Hill Trail (TH#4).



The south end of the property, also showing the GMP power line.



A VAST trail, which can also be used in the summer, provides easy access to the top of the land.

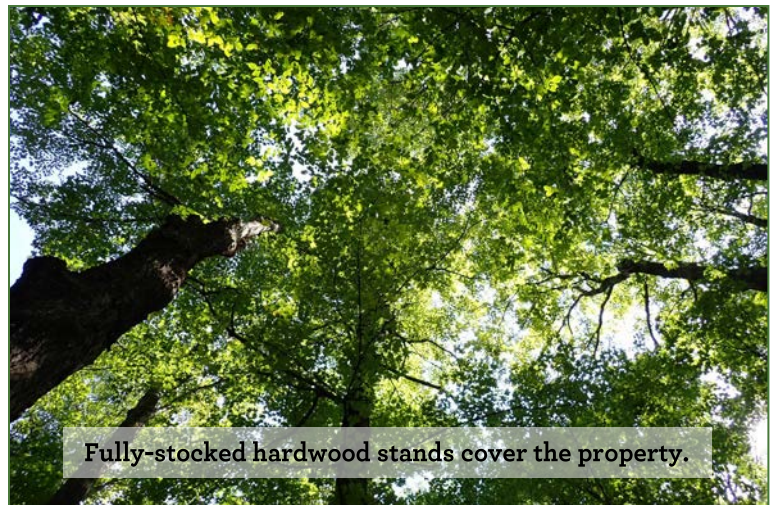
TIMBER RESOURCE

The timber is an attractive resource which has been professionally managed, and contains mostly quality northern hardwood species such as sugar maple and yellow birch. The growing site appears quite productive, and timber quality and stocking are both higher than average. In the lower elevations, the forest displays a good crop of mature white pine and other softwood species. The most common species is sugar maple, therefore opportunities for a small hobby sugarbush also exist if desired.

The 2019 forest management plan identifies 4 forest stands, mostly consisting of hardwood timber. Capital timber value is estimated (by forester visual opinion) at around \$1,150/acre, which includes costs associated with upgrading Hayden Hill Trail for log trucks. The property is enrolled in the Vermont Use Value Appraisal Program, with the next forest management plan due in 2029.



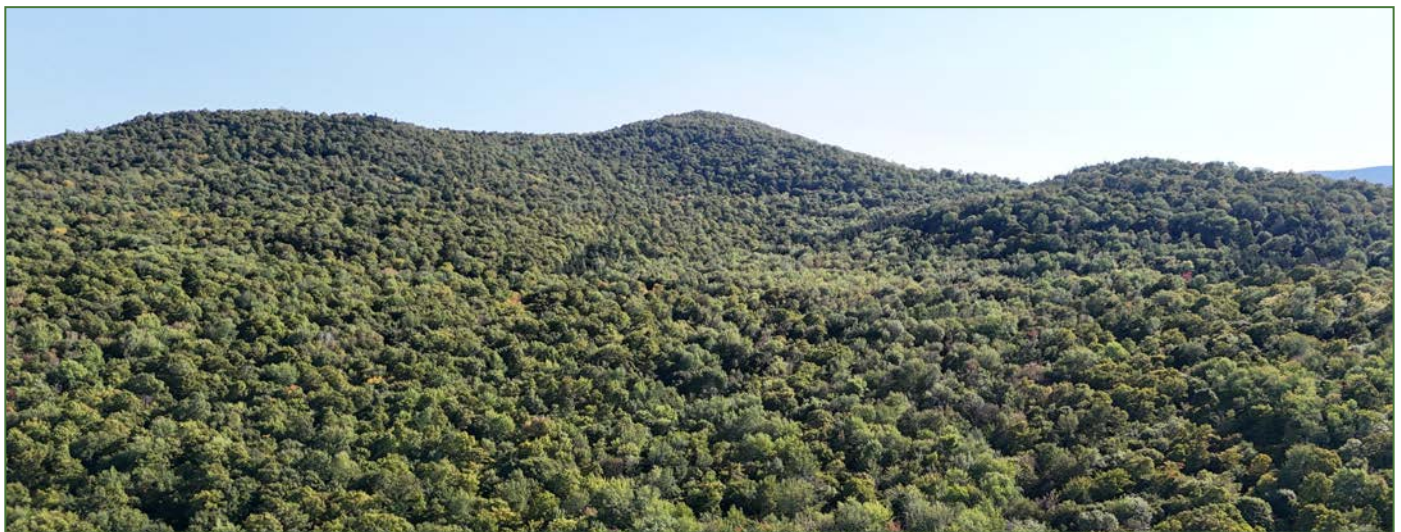
Hardwood stand along upper slopes on moderate terrain.



Fully-stocked hardwood stands cover the property.

TAXES/OWNERSHIP

Municipal property taxes in 2023-2024 were \$1,109.34. The property is owned by Shawn & Gretchen Steele VT Trusts. The deed is recorded in Book 112, Pages 345-347 of the Duxbury land records. In order to build an off-grid campsite, at least 2 acres must be removed from UVA enrollment, however no other barriers exist in this regard.



Fountains Land Inc. is the exclusive broker representing the seller's interest in the marketing, negotiating and sale of this property. Fountains has an ethical and legal obligation to show honesty and fairness to the buyer. The buyer may retain brokers to represent their interests.

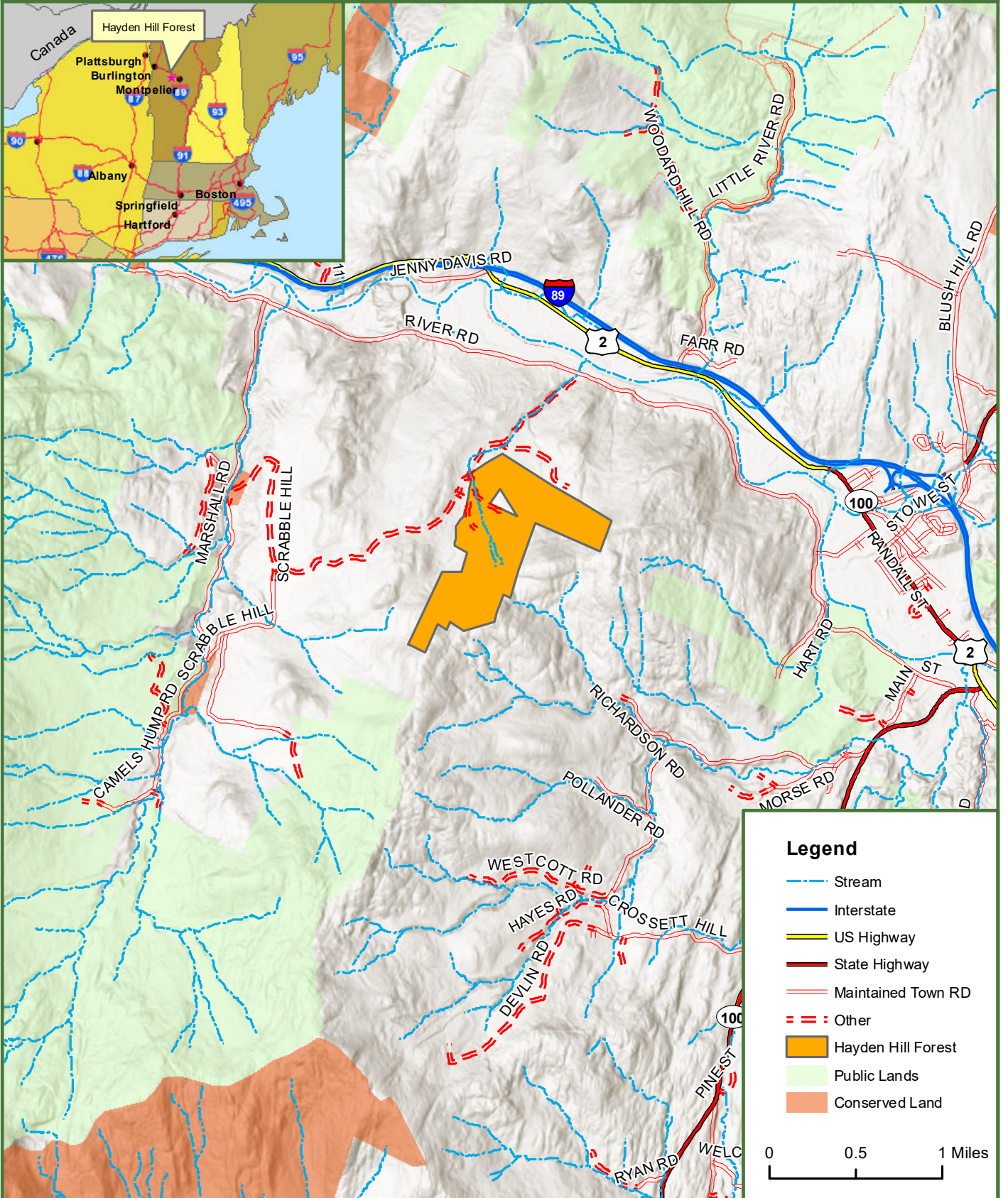
All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission, or misstatement in these particulars, nor do they constitute an offer or a contract. We do not make or give, whether in these particulars, during negotiations or otherwise, any representation or warranty in relation to the property.



Locus Map Hayden Hill Forest

337 Tax Acres

Duxbury, Washington County, Vermont

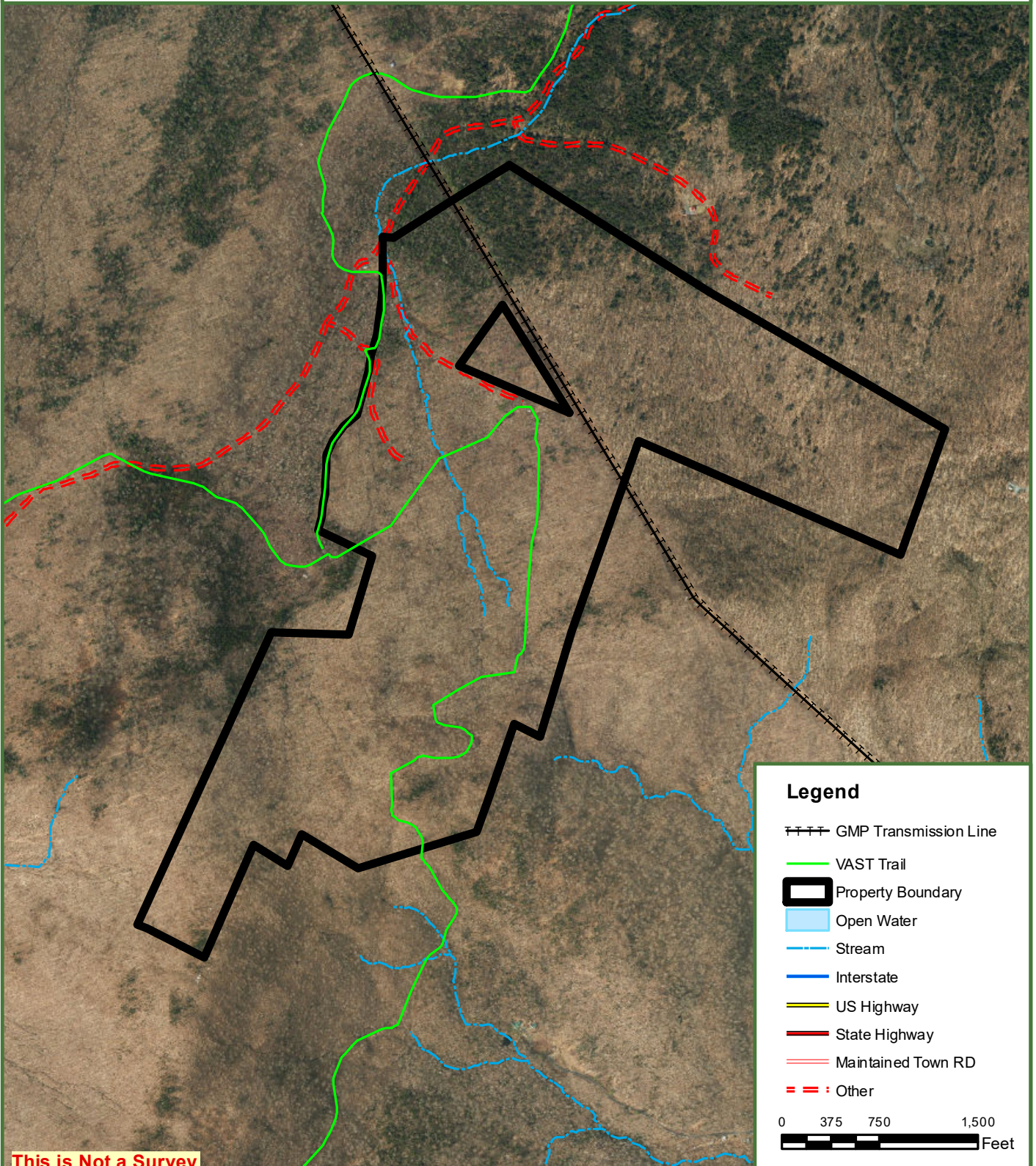




Hayden Hill Forest

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This is Not a Survey

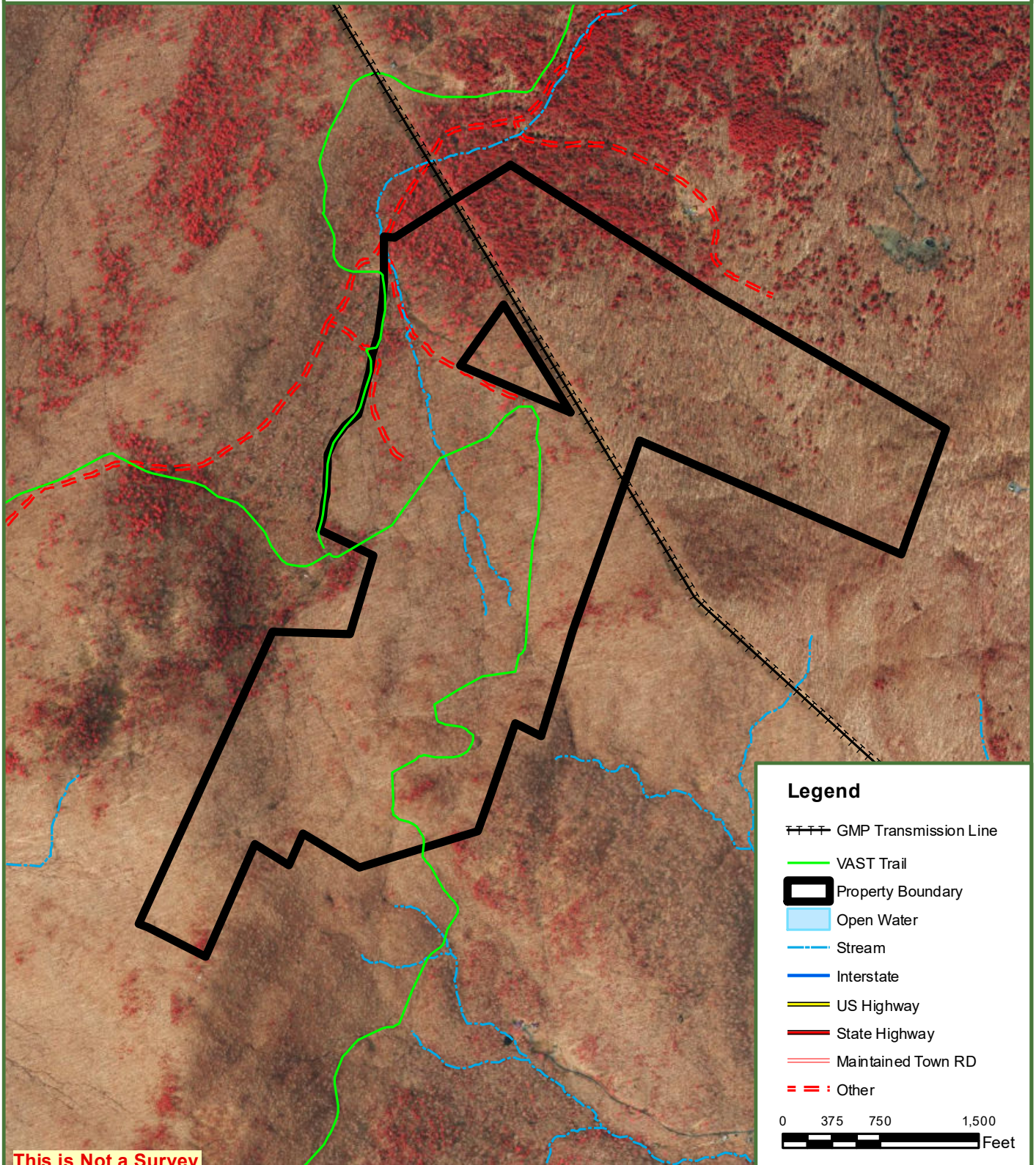
Map produced from the best available information including VCGI town tax maps polygon, hand held GPS data, aerial photography and reference information obtained from publicly available GIS sources. Boundary lines portrayed on this map are approximate and could be different than the actual location of boundaries found in the field. Map is not a survey.



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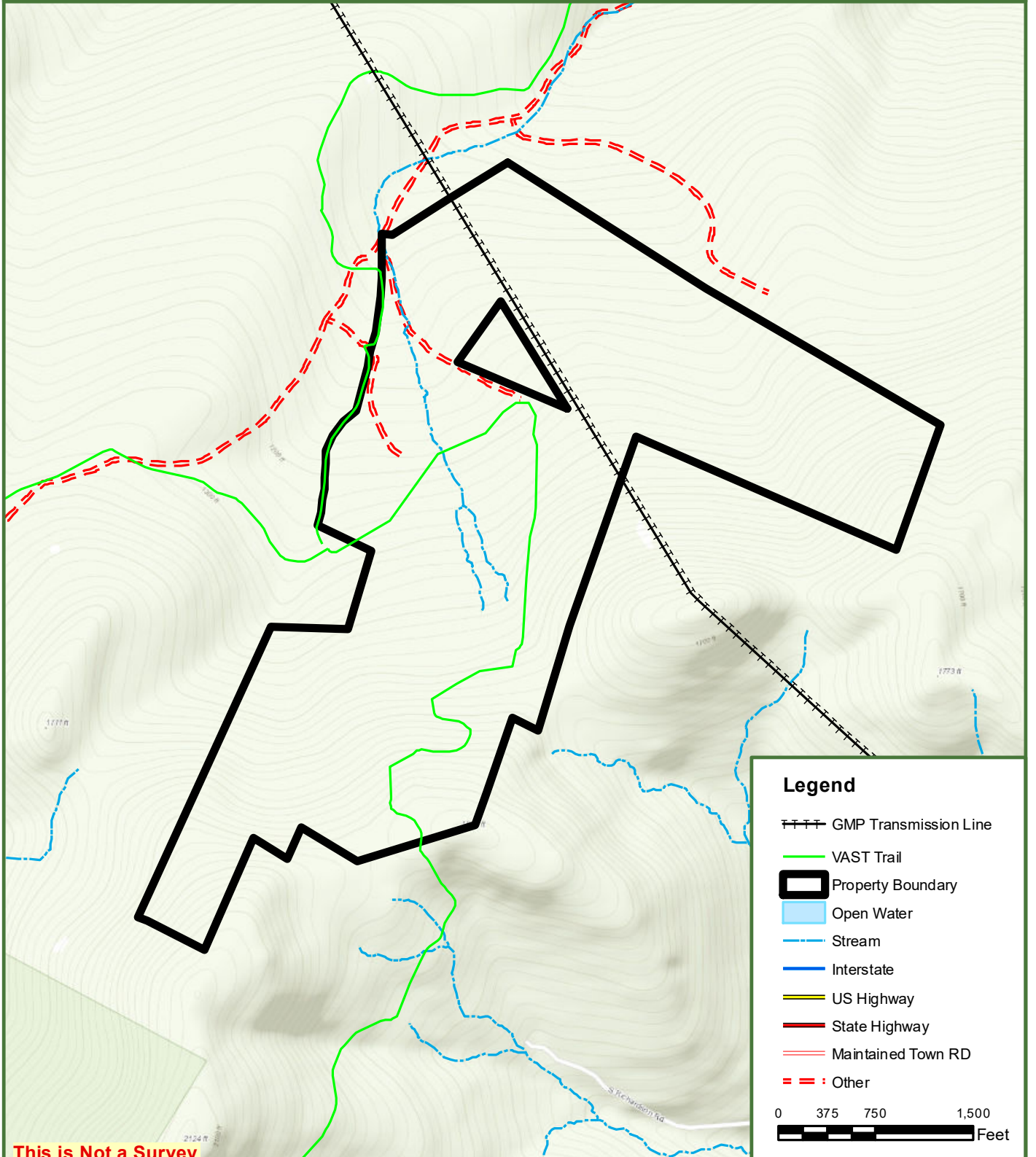
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Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. **You should not reveal any confidential information that could harm your bargaining position.**

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

Brokerage Firms May Offer NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

THE BROKERAGE FIRM NAMED BELOW PRACTICES NON-DESIGNATED AGENCY

I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

Printed Name of Consumer

Fountains Land

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Zachary Jaminet

Printed Name of Agent Signing Below

[] Declined to sign

Zachary Jaminet

Signature of Agent of the Brokerage Firm

Printed Name of Consumer

Date

Signature of Consumer

Date

[] Declined to sign